



City of Broken Arrow

Minutes Planning Commission

City Hall
220 S 1st Street
Broken Arrow OK
74012

Chairperson Lee Whelpley
Vice Chairperson Ricky Jones
Commission Member Fred Dorrell
Commission Member Jaylee Klempa

Thursday, April 22, 2021

Time 5:00 p.m.

Council Chambers

1. Call to Order

Chairperson Lee Whelpley called the meeting to order at approximately 5:00 p.m.

2. Roll Call

Present: 4 - Jaylee Klempa, Fred Dorrell, Ricky Jones, Lee Whelpley

3. Old Business

There was no Old Business.

4. Consideration of Consent Agenda

Planning and Development Manager Jill Ferenc presented the Consent Agenda.

- A. 21-474** Approval of BAL-2122 (Lot Split), BAPS PAC Lot Split, 2 Lots, 3.26 acres, northeast corner of Main Street and Houston Street (81st Street)
- B. 21-491** Approval of PT21-102, Preliminary Plat, Battle Creek Commercial Center, 4.92 acres, 2 Lots, PUD-94/CG to PUD-94X/CG and CH, north of the Broken Arrow Expressway and Albany Street (61st Street), one-half mile east of Aspen Avenue (145th E. Avenue)
- C. 21-510** Approval of BAL-2119, Aspen Square Center/I.D.C. Center II, 1 Existing Lot, 1.66 acres, CN and CH/PUD-74, one-eighth mile north of Washington Street (91st Street), east of Aspen Avenue (145th E. Avenue)
- D. 21-511** Approval of BAL-2120CB, Aspen Square Center/I.D.C. Center II, 1 Proposed Lot, 2.72 acres, CN and CH/PUD-74, one-eighth mile north of Washington Street (91st Street), east of Aspen Avenue (145th E. Avenue)
- E. 21-517** Approval of Planning Commission meeting minutes of April 8, 2021
- F. 21-525** Approval of a modification to Section 4.1(n) of the Land Subdivision Code for McAuliff Property, approximately 1.25 acres, RE (Residential Estate), 500 feet west of 23rd Street (193rd E. Avenue/County Line Road), one-third mile north of New Orleans Street (101st Street)

Ms. Ferenc indicated the applicants were in agreement with Staff recommendations.

Chairperson Whelpley asked if there were any items to be removed from the Consent Agenda; there were none. He explained the Consent Agenda consisted of routine items, minor in nature, and was approved in its entirety with a single motion and a single vote, unless an item was removed for discussion.

MOTION: A motion was made by Jaylee Klempa, seconded by Fred Dorrell.

Move to approve the Consent Agenda

The motion carried by the following vote:

Aye: 4 - Jaylee Klempa, Fred Dorrell, Ricky Jones, Lee Whelpley

Chairperson Whelpley indicated Items 4F and 4G would go before City Council on May 18, 2021 at 6:30 p.m.

5. Consideration of Items Removed from Consent Agenda

There were no Items removed from the Consent Agenda; no action was taken or required.

6. Public Hearings

- A. 21-518** Public hearing, consideration, and possible action regarding PUD-322 (Planned Unit Development), Old Hitching Post, approximately 0.84 acres, A-1 (Agricultural) to CN (Commercial Neighborhood), northeast corner of Main Street and Washington Street (91st Street)

Ms. Jill Ferenc reported PUD-322 (Planned Unit Development) was proposed for the property located at the northeast corner of Main Street and Washington Street (91st Street). She noted BAZ-2078, a request to change the zoning designation on this approximately 0.84-acre tract from A-1 (Agricultural) to CN (Commercial Neighborhood) was approved on April 6, 2021. She stated City Council approved the rezoning subject to the property being platted

and a PUD being submitted and approved on the property. She discussed the PUD-322 zoning code deviations including reduced minimum setback requirements, minimum side setback reduction, and sign and landscaping requirements to meet Downtown Fringe requirements. She reported the property was designated as Level 6 in the Comprehensive Plan, and the CN zoning in PUD-322 was compatible with Level 6. She stated in Staff's opinion PUD-322 satisfied all items of Section 6.4 of the zoning ordinance. She indicated Staff recommended approval of PUD-322.

Chairperson Whelpley asked when this building was originally constructed.

Ms. Ferenc responded she was unsure.

Chairperson Whelpley indicated he worried there could be lead piping or asbestos in the building.

Community Development Director Larry Curtis indicated this would be addressed through an environmental survey completed by the applicant.

The applicant, Leann Griffith, 29400 E. 68th Street S., stated she was in agreement with Staff recommendations. She stated she was excited to revitalize this building and make it a part of the entryway into Broken Arrow.

Chairperson Whelpley indicated no residents signed up to speak; there were no public comments.

MOTION: A motion was made by Fred Dorrell, seconded by Jaylee Klempa.

Move to approve Item 6A per Staff recommendations

The motion carried by the following vote:

Aye: 4 - Jaylee Klempa, Fred Dorrell, Ricky Jones, Lee Whelpley

Chairperson Whelpley indicated this Item would go before City Council on May 18, 2021 at 6:30 p.m.

B. 21-519 Public hearing, consideration, and possible action regarding BAZ-2082 (Rezoning), Ellis Property, approximately 2.72 acres, A-RE (Annexed Residential Estate) to RS-1 (Single-family Residential), one-quarter mile west of 23rd Street (193rd E. Avenue/County Line Road), one-third mile north of New Orleans Street (101st Street)

Ms. Ferenc reported BAZ-2082 was a request to change the zoning designation on an approximately 2.72-acre tract from A-RE (Annexed Residential Estate) to RS-1 (Single Family Residential). She noted the unplatted property was located one-quarter mile west of 23rd Street (193rd E. Avenue/County Line Road), one-third mile north of New Orleans Street (101st Street). She reported this property was annexed into the city limits of Broken Arrow from Wagoner County on November 19, 2001 by Ordinance No. 2398. She indicated it was the applicant's desire to rezone the property in order to have the ability to split the property in the future. She noted the utility easements have not been provided along 190th East Avenue and East 97th Street in accordance with the Broken Arrow Subdivision regulations and Engineering Design Criteria Manual. She stated the surrounding properties included similar uses and similar zoning designations. She indicated there was existing A-RE, but also RS-1 within the vicinity. She stated the property was designated as Level 1 in the Comprehensive Plan which was considered to be compatible with the zoning request. She stated based on the Comprehensive Plan, location of the property and the surrounding land uses, Staff recommended BAZ-2082 be approved and platting be waived subject to the following conditions of approval: 1) The required utility easements (17.5-feet in width) shall be dedicated to the City of Broken Arrow; and 2) The site may be split into a maximum of three lots before platting would be required.

Chairperson Whelpley asked if the applicant was present.

Ms. Ferenc responded in the negative, but noted the applicant was in agreement with Staff recommendations.

Mr. Curtis asked if the 1.38 acres on the corner met the minimum lot size requirement per zoning regulations with the planned lot split.

Ms. Ferenc responded in the affirmative. She stated with RS-1 the lot size was a minimum of 10,000 square feet with a minimum of 85 feet of road frontage. She indicated the intended lot split would meet both requirements.

Chairperson Whelpley indicated no citizens signed up to speak; there were no public comments.

MOTION: A motion was made by Ricky Jones, seconded by Fred Dorrell.

Move to approve Item 6B per Staff recommendations

The motion carried by the following vote:

Aye: **4 -** Jaylee Klempa, Fred Dorrell, Ricky Jones, Lee Whelpley

Chairperson Whelpley indicated this Item would go before City Council on May 18, 2021 at 6:30 p.m.

7. Appeals

There were no Appeals.

8. General Commission Business

There was no General Commission Business.

9. Remarks, Inquiries, and Comments by Planning Commission and Staff (No Action)

There were no remarks, inquiries or comments by Planning Commission or Staff.

10. Adjournment

The meeting adjourned at approximately 5:11 p.m.

MOTION: A motion was made by Ricky Jones, seconded by Fred Dorrell.

Move to adjourn

The motion carried by the following vote:

Aye: **4 -** Jaylee Klempa, Fred Dorrell, Ricky Jones, Lee Whelpley